

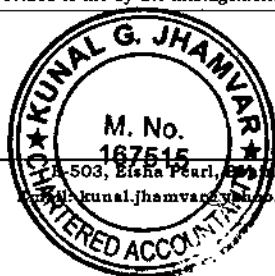
KUNAL G. JHAMVAR
CHARTERED ACCOUNTANT

FORM - 3
CHARTERED ACCOUNTANTS CERTIFICATE

SR. NO.	PARTICULARS	ESTD. TOTAL AMOUNT (IN INR)	ACTUAL TOTAL AMT. (IN INR)
1.	i. Land Cost		
	a. Acquisition cost of Land or Development Rights, lease Premium, Lease rent, Interest cost incurred or payable on land cost and Legal Cost	3,00,06,358	3,00,06,358
	b. Amount of premium payable to obtain development rights, FSI, additional FSI, fungible Area, and any other Incentive under DCR from Local Authority or State Govt. or Statutory Authority	NA	NA
	c. Acquisition cost of TDR	NA	NA
	d. Amounts payable to State Government or competent Authority or any other statutory authority of the State or Central Govt towards stamp duty, transfer charges, registration fees, etc. and	12,41,841	12,41,841
	f. Land premium payable as per annual statement of rates (ASRs) for redevelopment of land owned by public authorities	NA	NA
	g. Under Rehabilitation scheme:	NA	NA
	(i). Estimated construction cost of Rehab building including the site development and infrastructure for the same as certified by engineer.	NA	NA
	(ii). Actual cost of construction of Rehab building in code as per the books of accounts has verified by the CA Note : (for total cost of construction incurred, Minimum of (i) or (ii) is to be considered)	NA	NA
	(iii). Cost towards clearance of Land of all or any encumbrances including cost of removal of legal or illegal occupants, cost of providing temporary transit accommodation or rent in Lieu of transit overhead cost.	NA	NA
	(iv). Cost of ASR linked premium, fees, charges and security deposits or maintenance deposits, or any amount whatsoever payable to any authority towards and in project of rehabilitation.	NA	NA
	Sub -Total of LAND COST	3,12,48,199	3,12,48,199
	ii. Development Cost/Cost of Construction		
	a(i). Estimated cost of construction as certified by engineer.	25,42,56,902	11,57,37,852
	a(ii). Actual cost of construction incurred as per the books of accounts as verified by the CA. Note: (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)		13,24,22,704
	(iii). On-site expenditure for development of entire project excluding cost of construction as per (i) or (ii) above i.e. salaries, consultant fees, site overheads, cost of services (including water electricity sewerage) cost of machineries and equipments including its higher and maintenance costs consumable etc. All costs are directly incurred to complete the construction of buildings / wings of the project registered	9,90,80,303	8,85,76,273
	b. Payment of taxes, cess, fees, charges, premiums, interest, etc. to any statutory authority.	1,71,68,545	1,71,68,545
	c. Principal sum and interest payable to Financial Institutions, scheduled banks, non banking Financial Institutions or money lenders on construction funding for money borrowed for construction.	2,31,60,998	1,86,84,109
	Principal sum of Loan	(12,11,69,475)	(87,16,63,293)
	Sub -Total of DEVELOPMENT COST	39,36,66,748	24,01,66,779
2.	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column.	42,49,14,947	
3.	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column.		27,14,14,978
4.	% completion of Construction Work (as per Project Architect's Certificate)	59.56%	
5.	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)	63.88%	
6.	Amount which can be withdrawn from the Designated Account. (Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)	27,14,14,978	
6.	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.	12,75,51,816	
7.	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	14,38,63,162	
	This certificate is being issued for RERA compliance for the period for M/S. SHREE PUSHKAR DEVELOPERS and is based on the records and documents produced before me and explanations provided to me by the management of the Company.		

Yours Faithfully

CA KUNAL JHAMVAR
Membership No. 167515



DATE: 31.10.2017

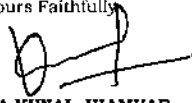
A-503, Eisha Pearl, 2nd and Shreeji Lawns, Kondhwa, Pune - 411048.
kunal.jhamvar@yahoo.com, jhamvar.co@gmail.com M: 9975263664.

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

1.	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred) (calculated as per the Form IV)	15,34,99,969	
2.	Balance amount of receivables from sold apartments as per Annexure A to this certificate (as certified by Chartered Accountant as verified from the records and books of Accounts)	10,17,12,177	
3.	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	5958.34 Sq Mt	
	(ii) Estimated amount of sales proceeds in respect of unsold apartments (calculated as per ASR multiplied to unsold area as on the date of certificate, to be calculated and certified by CA) as per Annexure A to this certificate	33,33,01,464	
4.	Estimated receivables of ongoing project. Sum of 2+3(ii)	43,50,13,640	
5.	Amount to be deposited in Designated Account – 70% or 100%	70%	
	IF 4 is greater than 1, then 70 % of the balance receivables of ongoing project will be deposited in designated Account		
	IF 4 is lesser than 1, then 100% of the of the balance receivables of ongoing project will be deposited in Designated Account		

This certificate is being issued for RERA compliance for M/S. SHREE PUSHKAR DEVELOPERS and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully


CA KUNAL JHAMVAR
Membership No. 167515



DATE: 31.10.2017